

2010 BEAVER MOUNTAIN MASTER PLAN REPORT

LOGAN CANYON
CACHE COUNTY, UTAH

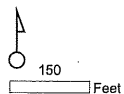


BEAVER MOUNTAIN MASTER PLAN UPDATE

MARCH 2010

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Beaver Mountain Ski Area

June 2009

INTRODUCTION

BACKGROUND

HISTORY

For over 60 years Beaver Mountain has been providing quality skiing for all hardy snow lovers from northern Utah, southern Idaho and western Wyoming and has been continually owned and operated by the Seeholzer Family. In the beginning a single cable tow powered by a Desoto car engine transported skiers part way up the mountain. As the skiing industry grew, the Seeholzer's added runs, lifts and skier services and comforts to meet the demand. Today there are four chair lifts and a rope tow. Two of the lifts reach to the top of Beaver Mountain and to the top of Long Hollow. Over 2,000 skiers per day can comfortably enjoy the Beaver slopes at present.

In 1978 the Beaver Mountain Ski Area Master Plan was developed and approved by the U.S. Forest Service, the land manager at that time. The plan outlined proposed development of new lifts and ski runs on Beaver Mountain and in Long Hollow (the next peak to the north) along with lodge and parking expansion and other facilities for both winter and summer uses. After 19 years in 1997 the master plan was revised and rewritten. Most of the proposed changes described in the two plans have implemented and after 12 more years and continued growth, the plan must be revised and updated again. This document will outline what has taken place since the last two master plans and will describe all proposed changes indicated in this plan.

PAST ISSUES (from 1997 Master Development Plan)

1. Insufficient beginner lift capacity
2. Lodge space does not meet SOAT
3. Parking will not meet SOAT after installation of new lift
4. Dangerous skier clearance under certain portions of Face Lift
5. Lack of adequate beginner runs
6. Communications
7. Old fuel tanks that require replacement
8. Inadequate ski patrol base facilities
9. Inadequate ticketing space
10. Not enough snow board park facilities
11. Inadequate ski school meeting area and facilities
12. Outmoded signing system
13. Demand for additional lighted ski runs
14. Need for additional maintenance and security space
15. Skier congestion in The Bowl area
16. ADA requirements that need to be met
17. Demand for additional Summer facilities

CURRENT ISSUES (2009)

1. UTILITIES
 - a. Water quality protection (source protection)

- b. Water quantity - new water tanks (200,000 gal. 1,000 gpm for 2 hrs.) locate above existing tanks and connect to exist. - must also serve base of Marges' triple
- c. Drain fields for waste water for new facilities
- d. Power & communication lines to new buildings & lifts

2. LIFTS

- a. Surface conveyor ("Paddle" lift for beginners)
- b. Handicap access to a key base area lift
- c. "Well" lift
- d. Ski-in ski-out lift to future residential area (to be built by others)

3. BUILDINGS

- a. Food service/restrooms at Marges' triple (1,300 sf sit space max w/o sprinklers)
- b. Food service/day lodge above upper parking lot (must be accessible)
- c. New lodge where ticket office is now (food, ticketing, ski rental, ski shop, restrooms, lounge for non-skiers)
- d. Membership lodge (food, lockers, reception, ski-in ski-out)
- e. Ski school meeting place (by old power building)
- f. Small lodge at base of "Well" lift (tickets, limited food service, restrooms)

4. PARKING

- a. Reconfigure lower parking area for greater efficiency
- b. Encourage car pooling and the use of public and/or private mass transit (include incentives for transit riders)
- c. Expand upper parking area
- d. New lot(s) above the "curve" for new Well Lift when needed



Existing Beaver Mountain Lodge & ticket office

5. ENVIRONMENT

- a. Lower parking lot east fill slope landscaping
- b. Lower parking lot landscaping around maintenance garage
- c. Pine Beetle

2009 GOALS (same as 1997 goals)

- 1. To continue Beaver Mountain as THE primary day-use ski area in the northern Wasatch
- 2. To continue to improve the skiing experience for all levels of skiers and boarders.
- 3. Continue growth and development in response to skier demand as long as mountain capacity allows
- 4. Maintain Beaver Mountain as a family oriented ski resort
- 5. Minimize the environmental impacts of growth and change upon the mountain
- 6. Maintain a balance of uses during all of the growth and development period
- 7. Maximize the level of the skier conveniences and services
- 8. Maximize full winter ski potential of the mountain within the framework of these stated goals
- 9. Continue provisions for physical education programs at USU, Cache County schools, and Idaho and Wyoming schools
- 10. Continue to provide a ski experience that is both satisfying and safe
- 11. Maximize planned growth which reflects the goals stated above and that will not create financial stress on the owners

OBJECTIVES

- 1. Design and implement a new water system that will provide fire protection and culinary needs to the base facilities at Beaver Mountain and at Long Hollow
- 2. Develop drain fields for new restroom facilities
- 3. Provide power and communication lines to new buildings and lifts
- 4. Install the "Well Lift" (from near the existing well to just below the top of Little Beaver)
- 5. Install a "ski-in/ski-out" lift to connect future residential development
- 6. Develop a 1,300 sq. ft. food service and restroom facility at the base of Marges' Triple
- 7. Develop an accessible, day lodge with food service, restrooms and ticketing above the upper parking lot and just above the base of the Dream Lift
- 8. Add a new lodge with food service, restrooms, reception, ticketing, office space, ski rental/ski shop, and a non-skier lounge in the location of the existing ticket office
- 9. Develop a ski-in/ski-out "membership" lodge with food service, lockers, reception, restrooms near the north end of the upper parking lot
- 10. Develop a ski-in/ski-out "membership" lodge with food service, lockers, reception, restrooms about 1,000 feet from the lodge along the lower parking lot
- 11. Develop a ski school meeting place near the old power building
- 12. Develop a small lodge near the base of the proposed Well Lift with limited food service and restrooms

13. Expand the upper parking lot
14. Reconfigure the lower parking lot to increase capacity
15. Develop new parking above “the curve” and near the base of the Well Lift

EXISTING CONDITIONS

PHYSICAL SITE RESOURCES

LOCATION

Beaver Mountain is located 28 miles up Logan Canyon from Logan City and 17 miles from Garden City in Rich County. Driving time from Logan is approximately 45 minutes and is 2 1/2 hours from Salt Lake City and from Pocatello.

LAND OWNERSHIP & LEASE BOUNDARIES

In 1998 a land exchange took place between the U.S. Forest Service and the State of Utah School and Institutional Trust Lands Administration (SITLA). The exchange modified land ownership and changed Beaver Mountain’s land lease from the Forest Service to SITLA. Forest Service lands now border Beaver Mountain lease lands on the north and on the west and SITLA lands extend from the Beaver Mountain lease area south and east as shown on the land ownership map. Review and approval of master plans and building projects are now administered through Cache County Planning and Zoning and the Cache County Council. The current lease area is approximately 1,100 acres.

MARKET

In general the ski industry across the county has grown at a modest rate over the last few years. However, Beaver has grown at 9% within that same time, much above the national average. Beaver’s growth can be attributed to three primary things: one, good snow years; two, reasonable ticket prices; and three, growth in Cache Valley and at the Utah State University. Surveys have indicated that approximately 6% of Utahans ski, and in a college town the percentage could be higher. The increasing popularity of snowboarding has also contributed to the growth rate.

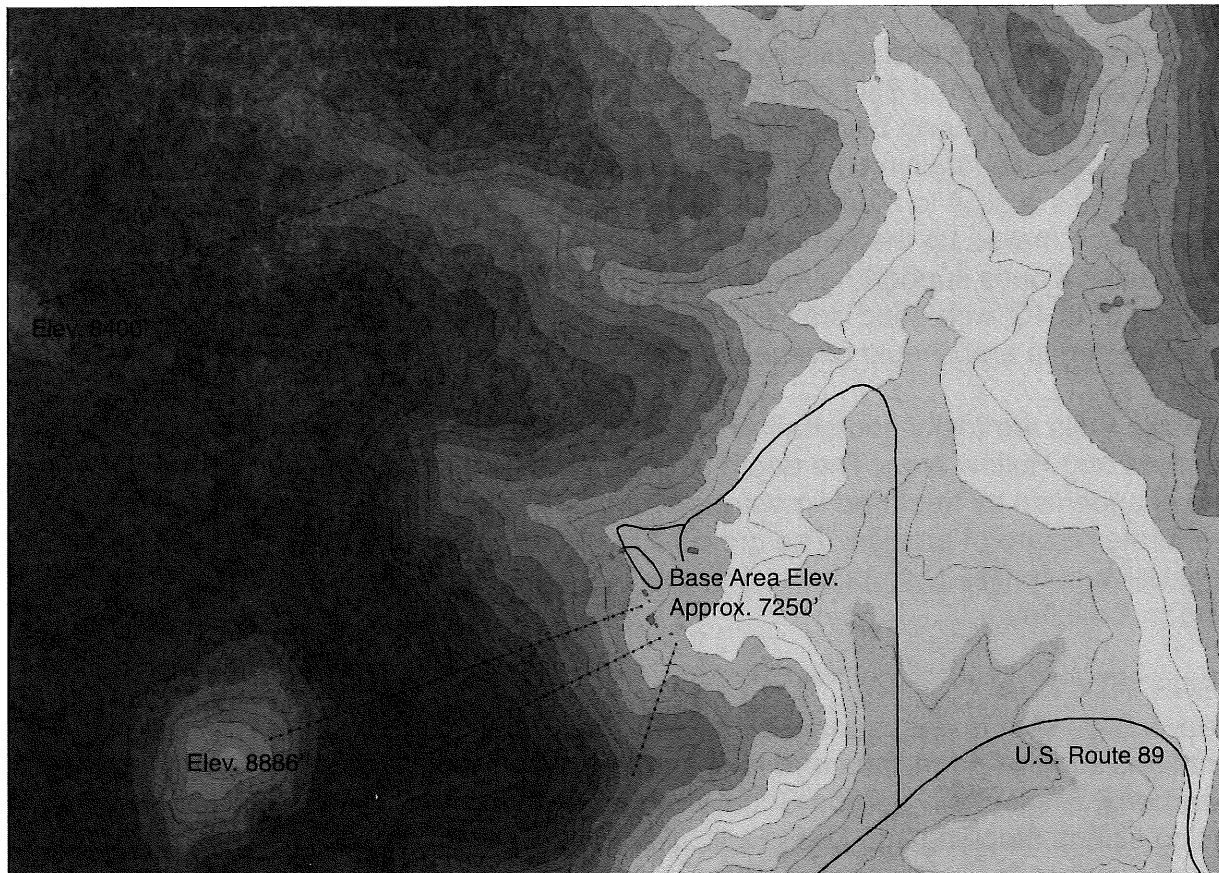
Even with the current, national economic recession, northern Utah is continuing to grow and develop. Tourism and recreation are also still strong.

ELEVATIONS

Base facilities at Beaver Mountain sit at approximately 7,250 feet above sea level. Beaver Peak is 8886 feet in elevation the top of Long Hollow is 8,400 feet in elevation. Current skiable terrain has a total vertical rise of about 1,790 feet.

AVALANCHES

There are no known histories or records of avalanches within the Beaver Mountain Ski area and are therefore not considered a constraint to the operation or for future expansion.



SLOPES

The degree of slope has an important relationship to the activities and uses that can be supported on a particular slope without causing detrimental effects to the environment. As a general rule, the following slope categories and their respective uses are used as important planning guidelines:

Slope

0% to 8%	Major buildings, parking, septic tanks and drain fields, and roadways
9% to 25%	Minor buildings that can take up grade, service roads, and novice ski runs
26% to 40%	Intermediate ski runs
41% & over	Advanced ski runs

With building and parking needs, flat areas are at a premium and in short supply. The proposed Illustrative Master Plan shows new facilities utilizing most of the flatter areas that are available.

SOILS

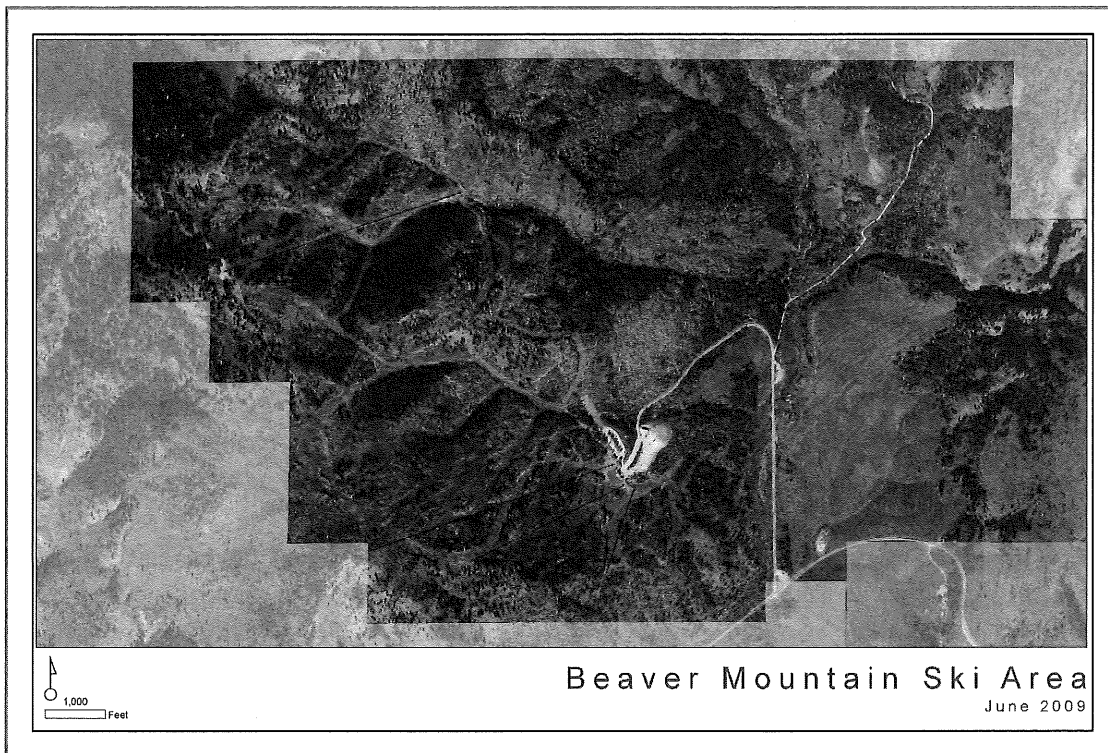
The land forms of Beaver Mountain are not rugged in nature and consist mainly of moderately dissected mountain slope lands. Soils originate from the limestone parent rock material, vary in depth, and are somewhat rocky and of a silty-loam texture with a

moderate erosion hazard. Soils in the Beaver Mountain area include Agassiz, Mult, and Elwood Series. Elwood Silt Loam comprises the major component of the association, and is primarily on north facing slopes. Douglas Fir, Alpine Fir, and Englemann Spruce form the major vegetative cover. Soils are 28" to 40" deep over bedrock. Runoff within this soil class is slow to medium and erosion hazard is slight to moderate. The Mult Silt Loam which makes up the remaining 20 - 30% of this association, occurs on south and west facing slopes supporting Aspen as its dominate vegetation cover. Depth of bedrock is also 28" to 40" with good drainage and slight to moderate erodibility. These soils are relatively fertile and should revegetate well.

Agassiz Soils are rocky and shallow and are located on exposed limestone ridges that rim the Long Hollow area. The depth to bedrock is very shallow (less than 14 inches) and is underlain by fractured limestone bedrock. Permeability is moderate with slight to moderate hazard of erosion. The greatest limitation of Agassiz soils is its very low re-vegetative potential. Disruption of this soil type and these exposed ridges should be held to a minimum.

VEGETATION

Beaver Mountain is represented by several major Utah plant associations. Exposed locations such as ridge lines and knobs are covered with Big Sage association and Bearberry. Englemann Spruce-Subalpine Fir association is well established on the north facing slopes dropping into Long Hollow, where nearly pure spruce stands are found. Mixed conifers, including spruce, fir, and pine, cover a sizable portion of Beaver Mountain on mainly north and east facing slopes. Aside from a few occurrences of Riparian associations and one stand of Lodgepole Pine along the entrance road, the remainder of the resort is comprised of Quaking Aspen and associated species.



Disruption of conifer areas should be minimized due to potential visual problems and because conifers gain strength from one another to withstand heavy storms.

CLIMATE

Beaver Mountain records indicate average snow fall range from 350" at the base to 420" at the peak. Down at the highway snowfall is about 250". Harsh winter storms come out of the north and the northwest while milder storms are from southeast to southwest. Annual precipitation is 25 to 30 inches of water per year the most falling as snow. Average snowfall is usually adequate for a mid December opening and the season usually lasts until early April.

SOLAR ASPECT

At elevations such as those at Beaver Mountain and within the northern Utah climate range and ski runs need to be located on the coolest exposures, north and east. Except for two runs, all runs at Beaver face north, east, and northeast. The lodges, parking and lift bases are on flatter slopes and receive the greatest solar radiation.

VISUAL ANALYSIS

A detailed analysis of visual quality at Beaver Mountain using the U.S. Forest Service's Visual Management System can be found in the 1978 and 1997 Master Plans and will not be repeated in this plan. The Sensitivity Levels Map shown in the 78 and 97 Master Plans indicate the visible areas and their sensitivity level. In short, the most visually sensitive area is along U.S. Highway 89 and not on Beaver Mountain or on Long Hollow. However, the resort is visible at a long distance from Highway 89 and care should be taken to not create large cut or fill areas that can be seen from a distance.

HYDROLOGY

The north, south and east sides of Beaver Mountain and Long Hollow drain into Beaver Creek a tributary of Logan River. The west side of the mountain drains directly into Logan River. Beaver Creek drainage includes a large basin to the north and east of Beaver Mountain. During sustained droughts Beaver Creek will dry up in late summer, but generally runs year around and supports a good supply of fish.

WETLANDS

Wetlands occur frequently along Beaver Creek, but do not occur within the lease property of Beaver Mountain Resort.

WILDLIFE

Large Ungulates

Moose, elk, and mule deer use Beaver Mountain Resort area as summer range. Mule deer are the most frequent users and can be found from May until the snow levels move them to lower elevations. A few elk can be found through the warmer months, but are generally found more to the east. Moose spend most of their time in the wetland areas of Beaver Creek, but can be found at times higher on the mountain around seeps where willows flourish.

Upland Birds

A few blue and ruffed grouse can be on and around Beaver Mountain along forest edges and in aspen groves.

Other Wildlife

Bobcat, porcupine, coyote, snowshoe hare, jackrabbit, hawk, owls, and song bird species can be found at times within the Beaver Mountain area.

Threatened and Endangered Species

There are no known threatened or endangered plant or animal species on or around the Beaver Mountain area.

Sensitive Species

No field surveys for sensitive species have been made in the area and therefore no data is available.

EXISTING SKI FACILITIES

EXISTING LIFTS

The existing lift system at Beaver Mountain includes two triple chair lifts, two double chair lifts, a conveyor lift, and a paddle lift. The length, vertical rise, and capacity of these lifts is summarized below. The carrying capacity of these lifts is shown under the column titled SOAT (skiers at one time). Peak Saturdays will generate 1,800 to 2,000 skiers per day. A five to eight minute wait in lift lines may be encountered on peak days.

EXISTING LIFT SYSTEM

LIFT	TYPE	LENGTH	VERT. RISE	CAPACITY* (Skiers/Hr.)	VTF/Hr. (000)	HRS. OPP.	VERT. DEMAND	SOAT (skiers)
Dream	triple	4,519	1,530	1,490 (1,000)	1,377	7	12,000	723
Face	double	3,032	1,035	900 (800)	931	7	12,000	489
Little Beaver	double	1,536	320	800 (700)	256	7	10,000	161
Marge's Triple	triple	4,400	1,068	1,800 (1,400)	1,500	7	12,000	788
Ski School Paddle	tow	680	80	600 (400)	800	7	10,000	420
Ski School Conveyor	conveyor	<u>220</u>	<u>30</u>	<u>1,600 (1,200)</u>	<u>500</u>	7	5,000	<u>328</u>
TOTALS		14,387	4,063	7,190 (5,500)	5,364			2,909

EXISTING SKI TERRAIN

The existing ski terrain at Beaver Mountain is comprised of maintained and groomed ski trails, open bowls, tree skiing, glades and chutes. An inventory of all of the named ski routes reveals that there is over 840 acres of lift-served skiable terrain with a SOAT of over 5,000. Ski terrain is not a limiting factor at this time. Lifts and skier service area are, or soon will be underserved.

The SOAT calculation in the 1997 Master Plan was 1463. Today the SOAT is 2,909 and with the new Well Lift should meet demand over the next ten years.

* Manufacturer's rated capacity and (load efficiency capacity)

SKIER SERVICES

In 1997 lodge facilities were inadequate to support the number of skiers and as a result the lodge was expanded in 2007, but skier growth over the past few years, and projected growth, again pose an expansion problem. The size of all visitor service buildings at Beaver Mountain is listed below and illustrates the lack of skier service space. Surveys of other ski resorts similar to Beaver Mountain in size and market orientation recommend a minimum of 10.5 square feet per skier (SOAT).

EXISTING SKIER SERVICE SPACE BY BUILDING

Lodge	9,568 sq. ft.
Ticket Office Building	1,200 sq. ft.
Mountain Top Ski Patrol Building	320 sq. ft.
Base Area Ski Patrol Building	4,000 sq. ft.
Run Out Restrooms & Snack Shop	<u>500 sq. ft.</u>
Total Skier Service Building Space	14,588 sp. ft.
Square Feet of Skier Service Recommended	23,604 sq. ft.

As indicated above there is a current deficiency in skier service space of **9,016 sq. ft.**, or about 850 skiers. See Proposed Ski Area Improvements for new building space and locations.

UTILITIES

WATER

A new water system needs to be developed that will provide water to new facilities at the base areas of Beaver Mountain and at Long Hollow for both culinary needs and for fire protection. At the Beaver Mountain base area, new water supply will be needed for the new Base Lodge, the new dining facility, for one or two new private lodges, and for the new ski school facility. In Long Hollow water will be needed for the proposed small base lodge. Approximately 20,000 gallons of new water is needed to meet the proposed demand for culinary and fire protection uses.

Existing water comes from a well located below the lodge about 1/3 of a mile. The well has been tested at 50 G.P.M. for 24 hours. Water is pumped from the well at 30 G.P.M. to holding tanks that are located part way up Little Beaver and is then gravity fed to facilities in the base area. Total tank capacity is 60,000 gallons. This system has worked well over the years and there has not been a problem of running low.

New water can be developed in a variety of ways and engineering feasibility studies are underway to determine the best and most economical way to provide the new volume requirements. One option is to add a new tank in the area of the existing tanks and run lines to both base areas. This option serves the Beaver Mountain Base area improvements well, but the line to Long Hollow would be very long and would require pumping unless the new tank could be located at high enough. Other options include locating new water sources closer to where it is needed (in or near Long Hollow).

SANITARY SEWER

Septic tanks and drain fields supply the sanitary sewer needs for the all base facilities including the R/V hook-ups in the parking area. As new buildings and other uses that require sewer are proposed the necessary services will be designed, tested and implemented. See Existing Utilities Map.

POWER

Electric power is supplied to Beaver Mountain by Utah Power Company via a buried cable to a transformer located to the southeast of the lodge. There is adequate power for all existing and proposed electrical needs. See Existing Utilities Map.

COMMUNICATIONS

Communication for mobile staff (e.g. ski patrol, groomers, maintenance, etc.) is provided by centrally dispatched radio. Phone service communication is provided from Lake Town. Cell phone service is very limited as is DSL. The most signal is available from the top of the Dream Lift. Plans for new cell phone towers are underway and coverage at Beaver should improve with those installations.



Existing Beaver Mountain Lodge
and Ticket Office

PROPOSED BEAVER MOUNTAIN RESORT IMPROVEMENTS

Because of growth, demand, and the desire to provide better winter and summer services, the following items outline the proposed improvements to Beaver Mountain Resort and include Utilities, Lifts, Buildings, Parking, and Environment.

1. Continue the Source Protection Plan for the water system
2. Develop drain fields for new restroom facilities
3. Provide power and communication lines to new buildings and lifts
4. Install the "Well Lift" (from near the existing well to just below the top of Little Beaver)
5. When necessary install a "ski-in/ski-out" lift to connect future residential development
6. Develop a 1,300 sq. ft. food service and restroom facility at the base of Marges' Triple
7. Develop an accessible, day lodge with food service, restrooms and ticketing above the upper parking lot and just above the base of the Dream Lift
8. Add a new lodge with food service, restrooms, reception, ticketing, office space, ski rental/ski shop, and a non-skier lounge in the location of the existing ticket office
9. Develop a ski-in/ski-out "membership" lodge with food service, lockers, reception, restrooms near the north end of the upper parking lot
10. Develop a ski-in/ski-out "membership" lodge with food service, lockers, reception, restrooms about 1,000 feet from the lodge along the lower parking lot
11. Develop a ski school meeting place near the old power building
12. Develop a small lodge near the base of the proposed Well Lift with limited food service and restrooms
13. Expand the upper parking lot
14. Reconfigure the lower parking lot to increase capacity
15. Develop new parking above "the curve" and near the base of the Well Lift
16. Add landscape screening/enhancement around maintenance building

ENVIRONMENT

SOURCE PROTECTION PLAN FOR THE WATER SYSTEM

Beaver Mountain has had a protection plan in force since the well was developed. The plan includes a 100 foot radius No Disturbance Zone around the well and delineation of protection zones 2, 3 and 4 as described in the state code. The current potential sources of contamination are being properly managed and checked annually and the water quality at the well is checked annually.

LANDSCAPE ENHANCEMENT

Landscape enhancement and screening will be added to the area around the Maintenance Building in order to give it a better sense of belonging to the mountain environment. The following computer simulations illustrate the concepts of the landscaping. All plant materials will be native to the area and will be planted in small sizes to help ensure plant survival.

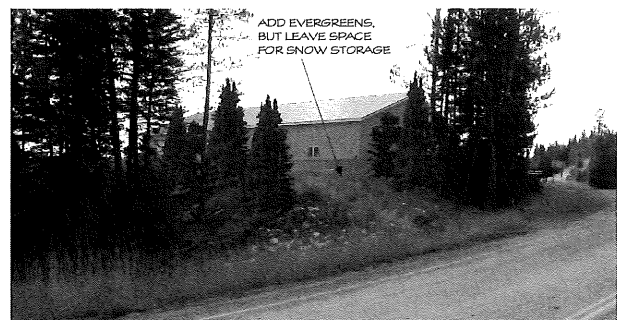


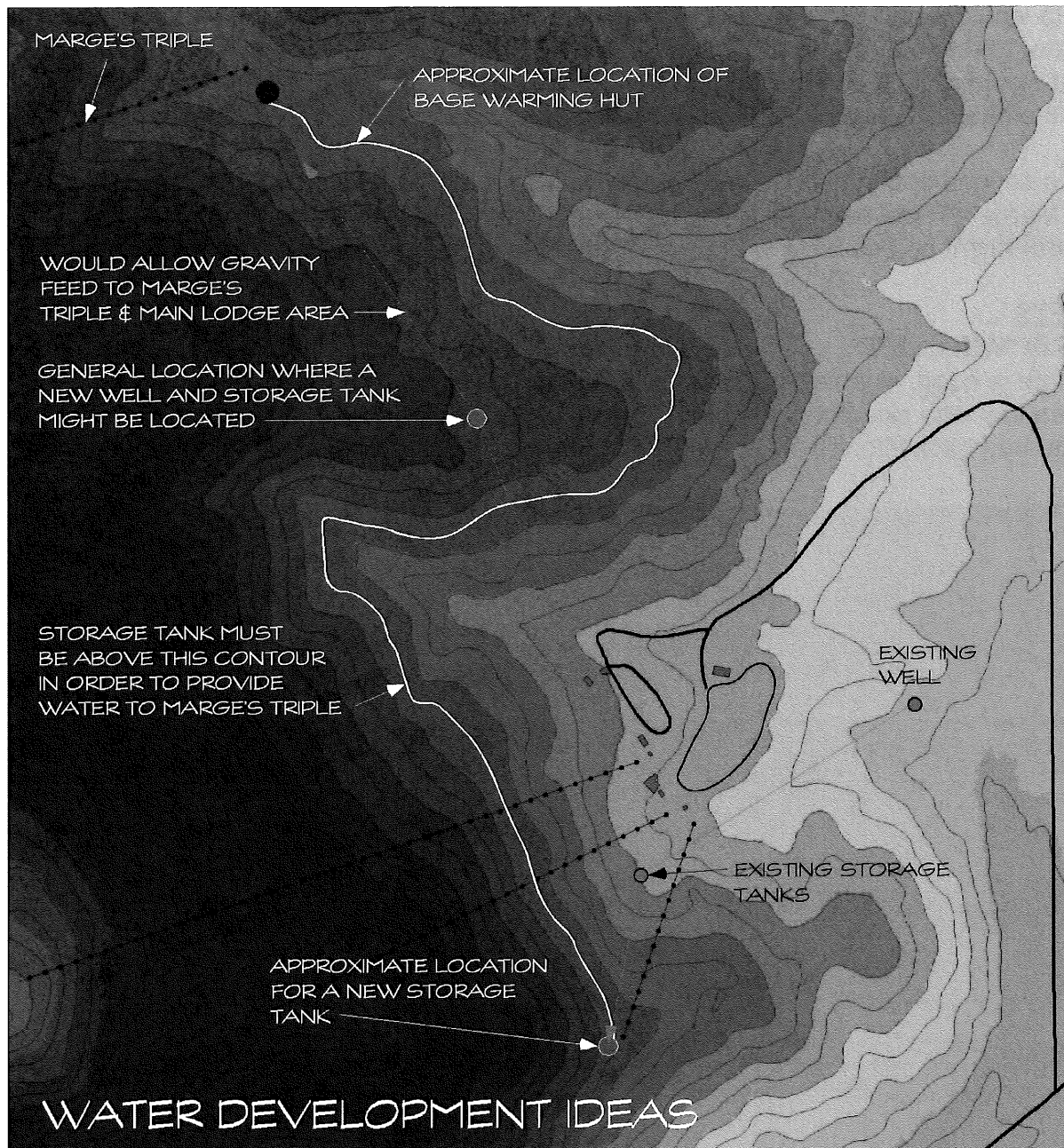
View of maintenance building from highway 89

View with added landscape



View of maintenance building from entry road





UTILITIES

SANITARY SEWER FACILITIES FOR PROPOSED BUILDINGS AND FACILITIES

As new buildings and other facilities that have need of sewer disposal are being planned and developed, Beaver Mountain will plan and design the appropriate sewage disposal system as per Cache County Codes.

WATER

New water development will be needed as new buildings are constructed and fire protection will require more water than is currently available. Options for developing more water are being studied. Conceptually, there are two alternatives at this time. One

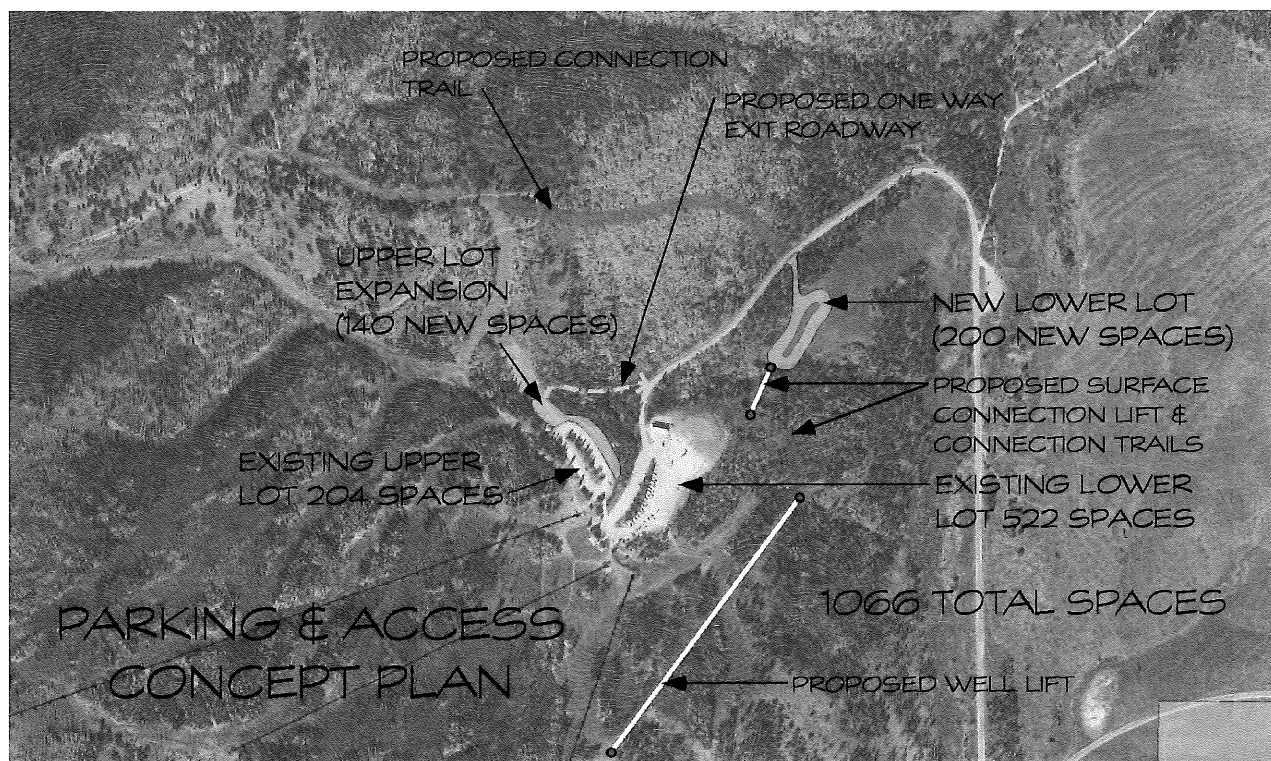
is to locate a new storage tank above the existing tanks at an elevation that would allow water to reach all of the proposed facilities. This option would utilize the existing well, but would require a larger pump. The disadvantage to this proposal is the long distance to the base of Marge's Triple and the elevation needed for the tank location.

The second option is to develop a new well on a ridge that would allow flow to the base of Marge's Triple and also to the main lodge area. Studies are being done to see if water might be available in the appropriate area. See map for general locations.

LIFTS

NEW "WELL LIFT"

There is good, skiable terrain below the area that is served by Little Beaver Lift. It is an area that was skied until the old 'T' bar lift abandoned and it makes good sense to add this area back into the ski area. There is about 20 acres of new ski terrain that will be



added with the installation of this lift. Like Marge's Triple, this lift will also help spread skiers over a larger area and will ease congestion in the main lodge area. Also, skiers will be able to park in east end of the lower parking lot and ski a trail directly to the lift base making this end of the parking lot more desirable. This lift will also serve those, who in the future, park in the proposed "curve" parking area. See map for lift location.

NEW PARKING & "SKI-IN SKI-OUT" LIFT

When the new lower parking lot is built below the existing lower parking lot a surface lift will be needed to get skiers from the lot to the base of the proposed Well Lift (see

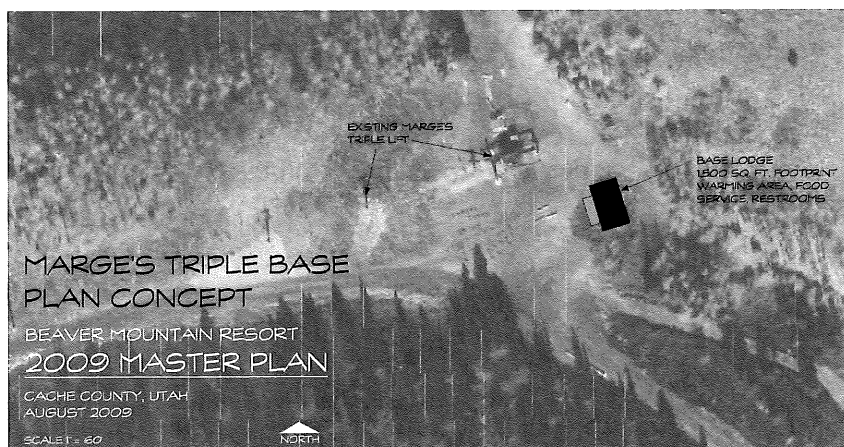
map). In addition, State Trusts Lands is planning to develop residential parcels in this area sometime in the future and this lift and the connecting trails would allow for “ski-in ski-out” opportunity for the residential units. The lift would be a “rope tow” type lift and would only need to be about 150 feet in length.



BUILDINGS

A number of new buildings are needed at Beaver Mountain over the next few years due to a shortage of dining space, restrooms, ski rental space, retail shopping space, and accessibility. Additionally, ski lifts in remote areas or not directly accessible from the main lodge require services such as

restrooms, warming, and limited food service. Accessibility is an issue because at present it is difficult to get handicapped skiers from the lodge and onto a lift there is no



access for them to the main dining room of the lodge. The following items discuss new building development in seven places.

NEW WARMING HUT AT BASE OF "MARGE'S TRIPLE"

Because Marge's Triple is such a popular place to ski and snow board, but is so far away from services, there is a real and growing need for restrooms, a warming place, and some limited food service. In response to these needs, Beaver Mountain is proposing a small building or yurt type structure that would provide restroom facilities, pre-prepared food service and/or vending machine snack food, a lounge area to warm up and rest, and a small deck where patrons could sit, dine and view skiers. The building facility will be about 1,200 to 1,500 square feet and will be located to the south east of the lift base. See the map for approximate location. Electrical power service is existing, but water and sanitary sewer would have to be developed. See section on Utilities.

NEW ACCESSIBLE DAY LODGE

Additional dining space is greatly needed at Beaver and at the same time, handicap accessibility to dining room space is difficult at best at the existing lodge. Therefore, a new food service facility is proposed on the west side of the upper parking lot. This

location is almost level with the parking lot and handicap access from parking into the building can easily be accomplished. The site is also just above the base of the dream lift in elevation which will make access to a lift much easier. The site is prime for a new building. There are no existing trees to clear from the proposed building site and very little grading will be needed to accommodate a building. This new dining facility will be about 3,000 square feet on two levels.



Handicap skiing at Beaver

ADDITIONAL MAIN LODGE

Ski rental, retail and dining space are suffering because of space constraints at Beaver Mountain and ski rental also suffers because the operation cannot function in an efficient manner. Storage space for skis, boots and poles is so cramped that a trailer is



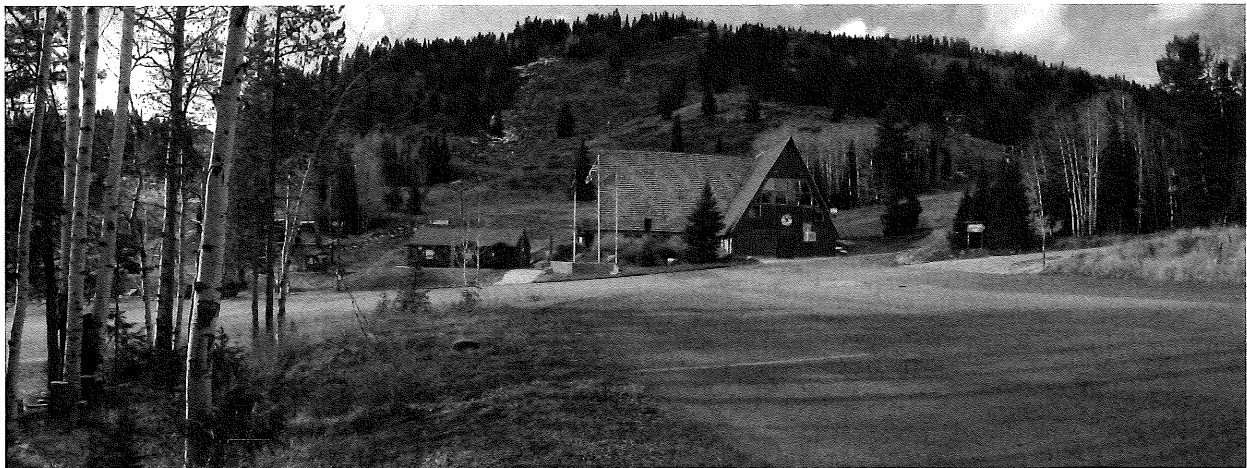
The crowded dining room in the existing lodge

used to hold much of the rental equipment. The process of getting a lift pass, getting fitted for skis and boots, making a purchase, using the restroom do not function well and some uses are hard to find in the existing lodge.

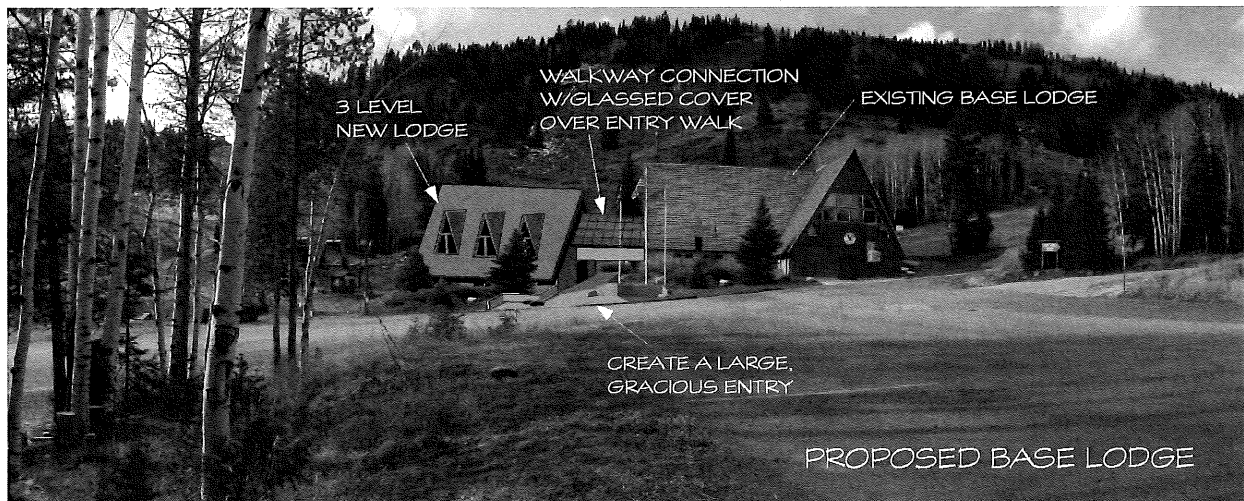
The new lodge will sit on the flat area that is currently occupied by the ticket office and the management offices. Conceptually,

there will be three floors and the middle one will connect to the existing lodge via an enclosed walkway (see simulation above). The lower floor will house ski rental, restrooms, and retail sales. On the middle floor will be food service and dining room space and the top floor will have lounge space for those who just want to watch the skiers or rest.

The space between the old and the new lodge will be the main entrance and the area in front will be for skier drop-off. Deck space will run along the mountain side of the building wide enough for tables and chairs similar to the new deck on the existing lodge. Total square feet of the new lodge will be approximately 5,000 to 6,000 square feet.



Existing Beaver Mountain Base Lodge and Ticket Office



Simulation of Additional Base Lodge in place of Ticket Office

TWO NEW "MEMBERSHIP" LODGES

There are many who would like to join a lodge where they can mingle comfortably with friends (a club house) without fighting crowds and have a place where they can leave ski clothing and equipment for extended periods of time without concern of theft. The

“club houses” are also a place where members can better entertain guests for a special ski outing. There will be no overnight accommodations in the lodges, only day and evening use. Membership would include ski pass, food service, parking spaces, and other services as the club deemed desirable. The size of these facilities has not been determined yet, but locations are as described below.

The reason there are two lodges proposed is there is need for two different kinds of membership. One membership lodge would be open to anyone who wishes to join and pays the fee. Beaver Mountain has had inquiries for this kind of facility for many years and believes it would work well. The proposed location for an open membership lodge would be a site just north of the proposed accessible food service building on the upper parking lot (see map). Excellent ski-in and ski-out opportunity exists from the run-out of Gentle Ben run.

The other membership type is a ski club house for an existing club or organization thus adding the skiing component to that organization. Location for this facility would be on the lower edge of the lower parking lot to the east of Beaver Lodge (see map).

NEW SKI SCHOOL MEETING BUILDING

Beaver Mountain has a highly recognized Ski School but it has never had a place where ski instructors can meet, rest and store equipment. This needed facility constructed around the old generator house (see map). This is an ideal location as it is close to the area where the ski school classes meet and right at the top of very beginner area. The building will be about 1,500 square feet in size.

NEW WARMING HUT AT BASE OF THE PROPOSED “WELL” LIFT

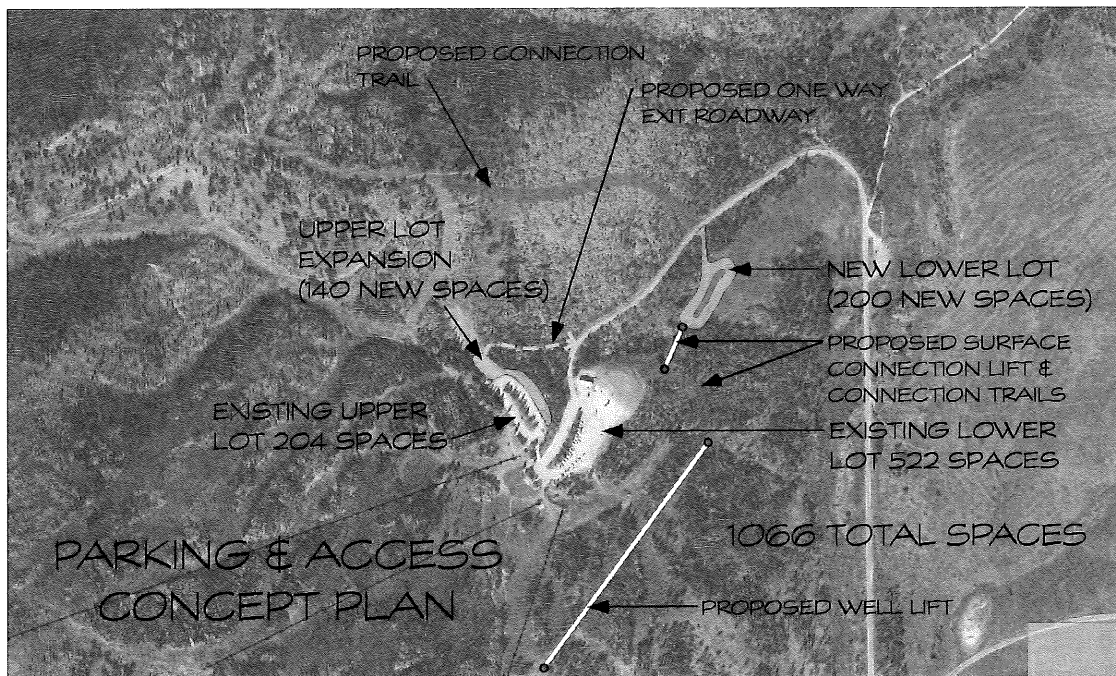
Like the base of Marge’s Triple, the base of this lift will be out of the way services and will need a small warming hut with restrooms and limited food service. This building will be approximately 1,300 square feet in size and could either be a permanent building or a temporary building such as a yurt. See map for location.

PARKING

EXPANSION OF THE UPPER PARKING LOT

The upper parking area can be expanded in two ways. One, by adding fill along the east edge of the current parking area and the second by grading out the north end of the lot (the bottom/runout area of the old sledding hill). Adding parking to each of these areas would yield over 140 new spaces or about 375 additional skiers.

With the addition of new spaces a second exit is needed for safety and traffic flow. There is an existing roadway to the upper lot from the entry road just before you arrive at the lower lot. This road is used in the summer, but is too steep to come up in the winter. However, it will work fine as a one-way exit road in the winter. This roadway is not paved and until it is can only be used until the weather warms in late season. Some grading work will also be needed before this roadway can be used.



RECONFIGURE LOWER PARKING LOT

The lower parking lot can be more efficient if reconfigured to take advantage of the large space and the curved edge. Approximately 522 spaces can be accommodated if reconfigured layout is followed by parking attendants. without parking stripes on the pavement it is important that attendants direct parking. Beaver Mountain uses this method now and it is working well.

NEW PARKING LOT AT THE "CURVE"

Approximately 200 new spaces can be added to the overall parking capacity if a lot is developed in the area just above the curve of the entry road. This lot would require a small surface lift to get skiers from the lot to the base of the Well Lift (see parking map). With the surface lift, this lot would provide easy access to and from the mountain. Upon arrival, skiers would use the surface lift to get to the top of a rise just above the the base of the Well Lift and then ski down to its base. There will be a ticket booth at this lift to service skiers parking in the lower lot and in this proposed lot. Skiers returning to the lot can ski directly to the lot from a new trail cut from the curve of Dead Horse run (see map).

With all parking improvements and additions, the parking capacity at Beaver Mountain would be approximately 1,066 spaces or about 2,700 to 2,800 skiers at one time.

SUMMER USE IMPROVEMENTS

INTRODUCTION

The demand for summer use facilities is growing. Over the past 20 years summer use has increased from a few R/V sites and the occasional use of the lodge by youth groups to family reunions, business retreats, church groups of all sorts, or to individuals wanting a camping, or birdwatching, or hiking, or a trail riding experience. Beaver Mountain is a special place and not just in the winter. One of nicest things is that a good share of what

is needed for summer use is already there. Beyond the cool, clean air and beautiful environment there are rest rooms, shelters, parking areas, sewer, water, lifts for downhill biking, trails, etc. that are often dormant during the summer. Given the needs and the existing facilities the goals are to improve, expand and manage the summer uses so there is balance between facilities and use while maintaining the environmental quality.

OVERNIGHT FACILITIES/CAMPING

Currently there are 16 R/V sites on the lower side of the lower parking lot serviced with water, sewer and electricity, and 14 sites on the upper side of the lower parking lot served only with power. Seven spaces are available on the upper parking lot with water and electricity and 14 sites without services. After the expansion of the upper parking lot, full service hook-ups will be installed for approximately 20 sites. At present, the upper lot R/V sites have access to restrooms and showers just across the parking lot. The tent camping sites also use the restroom and shower facilities. As needs arise, new tent camping sites are developed. Over the next few years about 12 sites will be added along the exit road from the upper parking lot and along the tree edges on the flat sites near the base of the ski slopes. See general camping areas on the map.



BIKING & HIKING TRAILS

Mountain biking, especially downhill biking has great opportunity at Beaver Mountain. For the most part all trails are in place with only some connections that need to be constructed. Some of those connections are to regional trails that will link the Beaver Mountain network to hundreds of miles of riding. Beaver also has existing and future overnight or rest facilities for those who are on long or multi-day rides or backpacking trips. See map for rest area stops. Harry's Dream Lift would be used for uphill transportation for the downhill bikers and will need to be fitted with bike racks on the chairs.

Beaver Mountain will continue to host groups that utilize the lodge, the yurt, camping areas, and the other support facilities such as fire circles and amphitheaters, and will continue to improve and add to those facilities.

Beaver teems with birds and wildlife. Bird watchers and nature lovers can utilize trails, camping sites and lodges for education programs, for club or group outings.

The summer use of Beaver is successful and will continue to be with the addition of new facilities and activities.



Yurt, restrooms and showers at the north end of the upper parking lot

